



**INTER-OFFICE COMMUNICATION  
PALM BEACH COUNTY  
DEPARTMENT OF PLANNING, ZONING AND BUILDING**

**TO:** Roland Holt, Building Director  
Joe Sherpitis, Chief Structural Inspector  
Barbara Pinkston-Taylor, Building Permit Coordinator  
Terry Verner, Code Enforcement Director  
David Flinchum, Principal Site Planner  
Fusun Mutgan, Principal Site Planner  
Julie Poteet, Building Permit Technician III  
Glen Mark, Surveyor

**FROM:** Jon MacGillis, Principal Site Planner

**DATE:** September 22, 2000

**RE:** Results of September 21, 2000, Board of Adjustment Hearing

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Please find attached the result list of the Board of Adjustment hearing held on September 21, 2000.

If you have any questions, please contact me at (561) 233-5223 or the Board of Adjustment Secretary at (561) 233-5216.

JPM/mm  
Attachment

cc: 2000 Board of Adjustment Result List File  
Zoning Lobby

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 21, 2000**

**BOFA 2000047  
Charles R. & Joyce Wilson**

**RESULT - APPROVED WITH CONDITIONS.**

To allow existing replacement mobile home to encroach the required front setback by 3.3 feet.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000047</b>	<b>6.8.G.7 Mobile Home Planned Development District: Front Setback for Mobile Home</b>	<b>15 Feet</b>	<b>11.7 Feet</b>	<b>3.3 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>9201 Highpoint Dr</b>			

The above variance was granted subject to the following zoning condition(s):

1. This variance is to be applied to the manufactured home currently located on the subject property located at 9201 Highpoint Drive, Lake Park, FL, within Hilltop Park Mobile Home Park, Block 1, Lot #2. (As per BofA Exhibit 10-Survey). Upon relocation or replacement of the current manufactured home this variance will then become null and void, and all applicable regulations within Hilltop Park's Schedule of Protective Covenant, Restrictions and Reservations on Lots in Hilltop Park document shall apply.
2. By September 21, 2001, the property owner/applicant shall present to Palm Beach County Building Division, Inspection Section a copy of the approved result letter for the setback variance in order for the Certificate of Completion to be issued for the mobile home (Building Permit #99031877). (DATE:MONITORING/BUILDING-INSPECTIONS-C/O)
3. The Front setback for the mobile home located on the subject property located at 9201 Highpoint Drive, Lake Park, Florida within Hilltop Park Mobile Home Park, Block 1, Lot#2. (As per BofA Exhibit 10 - Survey), is hereby established at 11.7 feet. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 21, 2000**

**BOFA 2000048  
Lowell at Whitehorse, Inc.**

**RESULT - APPROVED WITH CONDITIONS**

To allow a proposed decorative tower that will be attached to a proposed entrance wall sign to encroach into the required front setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000048</b>	<b>7.14.I.2 On-Site Signs Subject to Special Standards: Front Setback for a Proposed Decorative Tower Attached to a Proposed Entrance Wall Sign.</b>	<b>25 Feet</b>	<b>15 Feet</b>	<b>10 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>Tract "O-S"</b>			

The above variance was granted subject to the following zoning condition(s):

1. By April 21, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan presented to the Board (Exh. 9 & 16, BA file 2000-048), simultaneously with the building permit application. (DATE:BLDG PERMIT:BLDG)
2. By June 21, 2001, the property owner shall obtain building permit for the proposed entrance wall sign including a decorative tower on the south side of Whitehorse Dr. along State Rd. 7. (DATE:BLDG PERMIT:BLDG)
3. By December 21, 2000, the property owner shall administratively amend the approved Site Plan to show the correct locations and configurations of the proposed entrance wall signs on both sides of Whitehorse Dr. and reduced copy of the sign site plan (Exh. 9, BA2000-048) as well as the approved variance (BA2000-048) with the conditions. (DATE:DRC:BLDG)
4. The variance is only for the decorative tower along the south side of the main access, Whitehorse Dr. (ONGOING)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 21, 2000**

**BOFA 2000049  
Melrose Park Venture**

**RESULT - APPROVED WITH CONDITIONS.**

**To allow proposed townhouse to encroach the required side setback Unit 19.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000049</b>	<b>6.5.B-2B Property Development Regulations: Townhouse, side interior setback. Pod #E, Block 19, Lot 4</b>	<b>15 Feet</b>	<b>10.3 Feet</b>	<b>4.7 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>N/A</b>			

**The above variance was granted subject to the following zoning condition(s):**

- 1. By February 21, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan presented to the Board (Exhibit #9, BA File BA2000-049), simultaneously with the building permit application for townhouse building within Melrose PUD, Pod E Block 19, Lot 4. (DATE:MONITORING-BLDG PERMIT)**
- 2. By June 21, 2001, the property owner shall obtain building permit for the proposed townhouse, in Melrose PUD, Pod E, Block 19, Lot 4. (DATE: MONITORING BLDG PERMIT:BLDG)**
- 3. Prior to issuance of the Final Certificate of Occupancy for Block 19, Unit 4, the buffer along the south side along the 15' buffer for Venetian Isles Boulevard will be consistent with the landscape plan, Exhibit #22 in the BA2000-049 file.(DATE:MONITORING-LANDSCAPING)**
- 4. Prior to the Final Certificate of Occupancy the applicant shall contact the Landscape Section to request a site inspection to verify the landscape is installed consistent with Exhibit #22, in BA file 2000-049. (DATE:MONITORING-LANDSCAPING)**